



✕ Violation Notice and Order to Correct

L&I File Number: CF-2023-010908



DISTRICT OFFICE

Fire Safety South District
3RD FLR
667 N Broad St
Philadelphia, PA 19123
215-685-3917

PROPERTY IN VIOLATION

2033 PENROSE AVE, Philadelphia, PA 19145-5623

DATE OF NOTICE

02/10/2023

On 02/09/2023 the Department of Licenses and Inspections inspected/investigated the property in violation and found the following condition(s) or activity which violate the Philadelphia Code. Based on these the property is deemed:

IN VIOLATION

The property will remain in this status until all the violations below are corrected and the Department of Licenses and Inspections has verified the corrective action. You are the person responsible for the correction of these violations.

Any permit or license obtained to comply a violation of working without or in excess of a permit or a license will result in an additional inspection fee equal to the cost of the permit or license. (Phila. Code § A-901.13)

YOU ARE ORDERED TO MAKE THE NECESSARY REPAIRS AND/OR TAKE THE NECESSARY ACTION(S) TO CORRECT THE CITED CONDITIONS PRIOR TO 03/16/2023

VIOLATIONS

PHILA. CODE § F-903.5	FINE AMOUNT \$300.00	SCAN QR CODE FOR HOW TO RESOLVE 
PHILA. CODE LANGUAGE Sprinkler systems shall be tested and maintained in accordance with Section 901.		
CONDITION IN VIOLATION Suppression system must be maintained , provide a current suppression system certification and upload to eclipse system by licensed contractor		
LOCATION 2033 Penrose		



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VIOLATIONS

PHILA. CODE § F-905.2	FINE AMOUNT \$300.00	SCAN QR CODE FOR HOW TO RESOLVE 
PHILA. CODE LANGUAGE Standpipe systems shall be installed in accordance with this section and NFPA 14. Fire department connections for standpipe systems shall be in accordance with Section 912.		
CONDITION IN VIOLATION Provide a current standpipe certification as required with current tags		
LOCATION		

PHILA. CODE § F-907.8.5	FINE AMOUNT \$300.00	SCAN QR CODE FOR HOW TO RESOLVE 
PHILA. CODE LANGUAGE The building owner shall be responsible to maintain the fire and life safety systems in an operable condition at all times. Service personnel shall meet the qualification requirements of NFPA 72 for inspection, testing and maintenance of such systems. Records of inspection, testing and maintenance shall be maintained.		
CONDITION IN VIOLATION Provide current certifications test and maintenance all life safety system and upload all certifications to city eclipse system by licensed contractor		
LOCATION		

PHILA. CODE § F-913.5	FINE AMOUNT \$300.00	SCAN QR CODE FOR HOW TO RESOLVE 
PHILA. CODE LANGUAGE Fire pumps shall be inspected, tested and maintained in accordance with the requirements of this section and NFPA 25. Records of inspection, testing and maintenance shall be maintained.		
CONDITION IN VIOLATION Provide a current test and maintenance certification as required and upload to eclipse system		
LOCATION		



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VIOLATIONS

PHILA. CODE § F-901.6.4	FINE AMOUNT \$300.00	SCAN QR CODE FOR HOW TO RESOLVE 
PHILA. CODE LANGUAGE The testing of fire protection systems shall be in accordance with Sections 901.6 and F-901.6.4 through F-901.6.4.8.1. Annually the owner of each building that contains fire protection systems shall have such systems certified as operating properly by a person certified or licensed by the Department of Licenses and Inspections to provide such certifications in accordance with this Section. Certification forms shall be maintained on the property and made available for inspection upon the request of a fire code official. The certification form shall be submitted to the Department of Licenses and Inspections which may, by regulation, establish a fee to be paid upon submission of the form.		
CONDITION IN VIOLATION Provide a current fire alarm certification as required and upload to eclipse system as required		
LOCATION		

PHILA. CODE § F-607.3.3.3	FINE AMOUNT \$300.00	SCAN QR CODE FOR HOW TO RESOLVE 
PHILA. CODE LANGUAGE Records for inspections shall state the individual and company performing the inspection, a description of the inspection and when the inspection took place. Records for cleanings shall state the individual and company performing the cleaning and when the cleaning took place. Such records shall be completed after each inspection or cleaning and maintained.		
CONDITION IN VIOLATION Provide current hood documents kitchen area		
LOCATION		



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VIOLATIONS

PHILA. CODE §	FINE AMOUNT	SCAN QR CODE FOR HOW TO RESOLVE
F-1104.5	\$300.00	
PHILA. CODE LANGUAGE Where means of egress illumination is provided, the power supply for means of egress illumination shall normally be provided by the premises' electrical supply. In the event of power supply failure, illumination shall be automatically provided from an emergency system for the following occupancies where such occupancies require two or more means of egress: 1. Group A having 50 or more occupants. 2. Group B buildings three or more stories in height, buildings with 100 or more occupants above or below a level of exit discharge serving the occupants or buildings with 1,000 or more total occupants. 3. Group E in interior exit access and exit stairways and ramps, corridors, windowless areas with student occupancy, shops and laboratories. 4. Group F having more than 100 occupants. 5. Group I. 6. Group M. 7. Group R-1. 8. Group R-2.		
CONDITION IN VIOLATION Provide back up generator certifications as required and upload to eclipse system as required Two (2) units on site one located inside boiler room , one exterior rear of property for cell phone tower		
LOCATION		

PHILA. CODE §	FINE AMOUNT	SCAN QR CODE FOR HOW TO RESOLVE
F-1104.5	\$300.00	
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CONDITION IN VIOLATION Provide emergency lights certification and upload to eclipse system as required		
LOCATION		



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PHILA. CODE § F-1105.5.4.2.4	FINE AMOUNT \$300.00	SCAN QR CODE FOR HOW TO RESOLVE 
PHILA. CODE LANGUAGE Where self- or automatic-closing doors are required, closers shall be maintained in operational condition.		
CONDITION IN VIOLATION Repair self-closing doors to stair towers , exit doors and units as required ,		
LOCATION		

PHILA. CODE § F-1105.5.4.2.4	FINE AMOUNT \$300.00	SCAN QR CODE FOR HOW TO RESOLVE 
PHILA. CODE LANGUAGE Where self- or automatic-closing doors are required, closers shall be maintained in operational condition.		
CONDITION IN VIOLATION Repair roof top self-closing door and device , door must secure from public use , provide locking device (2)		
LOCATION		

PHILA. CODE § F-1104.27	FINE AMOUNT \$300.00	SCAN QR CODE FOR HOW TO RESOLVE 
PHILA. CODE LANGUAGE Stairways in the means of egress shall be free of obstructions. There shall be no storage under the stairways unless the area is enclosed with construction having at least a 1-hour fire-resistance rating.		
CONDITION IN VIOLATION Remove all obstructions from egress both stair towers		
LOCATION		



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PHILA. CODE § F-1104.26	FINE AMOUNT \$300.00	SCAN QR CODE FOR HOW TO RESOLVE 
PHILA. CODE LANGUAGE Doors in the means of egress shall be readily openable from the egress side without the use of a key or special knowledge or effort. Surface-mounted manual slide bolt locks are not permitted.		
CONDITION IN VIOLATION repair all egress doors as required both Stair towers		
LOCATION		

PHILA. CODE § F-1104.21	FINE AMOUNT \$300.00	SCAN QR CODE FOR HOW TO RESOLVE 
PHILA. CODE LANGUAGE An interior exit stairway or ramp that continues below its level of exit discharge shall be arranged and marked to make the direction of egress to a public way readily identifiable.		
CONDITION IN VIOLATION Repair identification stairway labeling of north or south stairway tower as required , 16th floor missed identification correction required		
LOCATION		

PHILA. CODE § F-1103.8	FINE AMOUNT \$300.00	SCAN QR CODE FOR HOW TO RESOLVE 
PHILA. CODE LANGUAGE Single- and multiple-station (single-station wired together to enable all to sound an alarm when one activates) smoke alarms shall be installed in existing Group R occupancies in accordance with Sections F-1103.8.1 through F-1103.8.3.		
CONDITION IN VIOLATION Replace missing smoke detector boiler room and repair all smoke detector in construction activity area (3rd floor) and vacant area (16th floor)		
LOCATION		



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PHILA. CODE LANGUAGE Single- and multiple-station (single-station wired together to enable all to sound an alarm when one activates) smoke alarms shall be installed in existing Group R occupancies in accordance with Sections F-1103.8.1 through F-1103.8.3.		
CONDITION IN VIOLATION Replace heat detector laundry area ceiling broken		
LOCATION		

PHILA. CODE § F-912.4	FINE AMOUNT \$300.00	SCAN QR CODE FOR HOW TO RESOLVE 
PHILA. CODE LANGUAGE Immediate access to fire department connections shall be maintained at all times and without obstruction by fences, bushes, trees, walls or any other fixed or moveable object. Access to fire department connections shall be approved by the fire code official.		
CONDITION IN VIOLATION Replace F.D. caps		
LOCATION		

PHILA. CODE § F-1104.24.1	FINE AMOUNT \$300.00	SCAN QR CODE FOR HOW TO RESOLVE 
PHILA. CODE LANGUAGE Where access to the roof from the exit stair enclosure is not direct but is available through a room or corridor accessed from the exit stair enclosure, the stairway identification sign shall include the words "Indirect Roof Access." A properly oriented floor diagram shall be provided at the exit stair landing at the floor level that provides the indirect roof access. The floor diagram shall indicate the route to the door, stair or ladder that leads to the roof and be located at approximately eye level near the stairway identification sign. Refer to Appendix O101.2 for diagram.		
CONDITION IN VIOLATION Provide proper signage and provide locking device from public access		
LOCATION		



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PHILA. CODE § F-907.4.2.4	FINE AMOUNT \$300.00	SCAN QR CODE FOR HOW TO RESOLVE 
PHILA. CODE LANGUAGE Where fire alarm systems are not monitored by a supervising station, an approved permanent sign shall be installed adjacent to each manual fire alarm box that reads: WHEN ALARM SOUNDS—CALL FIRE DEPARTMENT.		
CONDITION IN VIOLATION Provide proper wording for manual pull station every floor and exit dial 911		
LOCATION		

PHILA. CODE § F-906.2	FINE AMOUNT \$300.00	SCAN QR CODE FOR HOW TO RESOLVE 
PHILA. CODE LANGUAGE Portable fire extinguishers shall be selected, installed and maintained in accordance with this section and NFPA 10.		
CONDITION IN VIOLATION Provide fire extinguisher on every level mounted and tagged		
LOCATION		

PHILA. CODE § F-1010.1.9.5	FINE AMOUNT \$300.00	SCAN QR CODE FOR HOW TO RESOLVE 
PHILA. CODE LANGUAGE Manually operated flush bolts or surface bolts are not permitted.		
CONDITION IN VIOLATION Remove locking devices prohibited rear loading dock area near kitchen		
LOCATION		



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PHILA. CODE § F-5003.5	FINE AMOUNT \$300.00	SCAN QR CODE FOR HOW TO RESOLVE 
PHILA. CODE LANGUAGE Unless otherwise exempted by the fire code official, visible hazard identification signs as specified in NFPA 704 for the specific material contained shall be placed on stationary containers and aboveground tanks and at entrances to locations where hazardous materials are stored, dispensed, used or handled in quantities requiring a permit and at specific entrances and locations designated by the fire code official.		
CONDITION IN VIOLATION Provide placard as required docking area , and laundry area doors and exterior		
LOCATION		

PHILA. CODE § F-105.6.1.8	FINE AMOUNT \$300.00	SCAN QR CODE FOR HOW TO RESOLVE 
PHILA. CODE LANGUAGE A hazardous materials license is required to store, transport on site, dispense, use or handle hazardous materials in excess of the amounts listed in Table F-105.6.1.8 and for extremely hazardous substances in accordance with Section F-105.6.8.		
CONDITION IN VIOLATION Obtain a hazmat license		
LOCATION		



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PHILA. CODE § F-5003.4.1	FINE AMOUNT \$300.00	SCAN QR CODE FOR HOW TO RESOLVE 
PHILA. CODE LANGUAGE Safety Data Sheets (SDS) shall be stored on the exterior of a facility (building wall, fence, post mounted, etc.) in a storage container at a location readily available to emergency responders on a 24-hour basis. The container shall be weather-resistant and locked by a padlock. Where there is a concern that the storage container may be subject to vandalism, installation of the container is permitted up to a maximum height of 10 feet (3048 mm). The location of the container shall be subject to approval by the fire department.		
CONDITION IN VIOLATION Provide SDS box as required		
LOCATION		

PHILA. CODE § F-1023.9	FINE AMOUNT \$300.00	SCAN QR CODE FOR HOW TO RESOLVE 
PHILA. CODE LANGUAGE A sign shall be provided at each floor landing in an interior exit stairway and ramp connecting more than three stories designating the floor level, the terminus of the top and bottom of the interior exit stairway and ramp and the identification of the stairway or ramp. The signage shall state the story of, and the direction to, the exit discharge and the availability of roof access from the interior exit stairway and ramp for the fire department. The sign shall be located 5 feet (1524 mm) above the floor landing in a position that is readily visible when the doors are in the open and closed positions. In addition to the stairway identification sign, a floor-level sign in visual characters, raised characters and braille complying with ICC A117.1 shall be located at each floor-level landing adjacent to the door leading from the interior exit stairway and ramp into the corridor to identify the floor level.		
CONDITION IN VIOLATION Repair signage on south and north towers labeling incorrect 16th Floor area		
LOCATION		



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VIOLATIONS

PHILA. CODE § F-904.12.5.3	FINE AMOUNT \$300.00	SCAN QR CODE FOR HOW TO RESOLVE 
PHILA. CODE LANGUAGE Fusible links and automatic sprinkler heads shall be replaced annually, and other protection devices shall be serviced or replaced in accordance with the manufacturer's instructions.		
CONDITION IN VIOLATION Provide extra fusible links and tools as required boiler room area		
LOCATION		

PHILA. CODE § F-904.5.2	FINE AMOUNT \$300.00	SCAN QR CODE FOR HOW TO RESOLVE 
PHILA. CODE LANGUAGE Fixed temperature-sensing elements shall be maintained to ensure proper operation of the system.		
CONDITION IN VIOLATION Repair fusible links mezzanine area and office next store , remove tape from fusible links in construction area and on 16th floor vacant area		
LOCATION		

PHILA. CODE § PM15-304.13	FINE AMOUNT \$300.00	SCAN QR CODE FOR HOW TO RESOLVE 
PHILA. CODE LANGUAGE All glazing materials shall be maintained free from cracks and holes and shall be easily openable and capable of being held in position by window hardware.		
CONDITION IN VIOLATION Replace glazing of (3) window mezzanine area broken		
LOCATION		



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PHILA. CODE § 9-3902 (4)	FINE AMOUNT \$300.00	SCAN QR CODE FOR HOW TO RESOLVE 
PHILA. CODE LANGUAGE The owner of any hotel, motel, or rooming unit let for occupancy must obtain a rental license. No person shall collect rent with respect to any property that is required to be licensed pursuant to this Section unless a valid rental license has been issued for the property. 9-3902		
CONDITION IN VIOLATION Obtain a rental license as required		
LOCATION		

PHILA. CODE § PM15-304.2	FINE AMOUNT \$300.00	SCAN QR CODE FOR HOW TO RESOLVE 
PHILA. CODE LANGUAGE All exterior surfaces, including but not limited to, doors, door and window frames, cornices, porches, trim, balconies, decks and fences, shall be maintained in good condition. Exterior wood surfaces, other than decay-resistant woods, shall be protected from the elements and decay by painting or other protective covering or treatment. Peeling, flaking and chipped paint shall be eliminated and surfaces repainted. All siding and masonry joints, as well as those between the building envelope and the perimeter of windows, doors and skylights, shall be maintained weather resistant and water tight. All metal surfaces subject to rust or corrosion shall be coated to inhibit such rust and corrosion, and all surfaces with rust or corrosion shall be stabilized and coated to inhibit future rust and corrosion. Oxidation stains shall be removed from exterior surfaces.		
CONDITION IN VIOLATION Repair exterior wall air conditioner has a large hole around unit must be repaired near sprinkler exit doors		
LOCATION		



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VIOLATIONS

PHILA. CODE § PM15-305.3	FINE AMOUNT \$300.00	SCAN QR CODE FOR HOW TO RESOLVE 
PHILA. CODE LANGUAGE All interior surfaces, including windows and doors, shall be maintained in good, clean and sanitary condition. Peeling, chipping, flaking or abraded paint shall be repaired, removed or covered. Cracked or loose plaster, decayed wood and other defective surface conditions shall be corrected.		
CONDITION IN VIOLATION Repair all ceiling tiles in boiler room electrical room , laundry area , mezzanine area , 3rd floor construction area 16th floor area, rear kitchen docking area and 1st floor closet near rear exit .		
LOCATION		

PHILA. CODE § F-1010.1	FINE AMOUNT \$300.00	SCAN QR CODE FOR HOW TO RESOLVE 
PHILA. CODE LANGUAGE Means of egress doors shall meet the requirements of this section. Doors serving a means of egress system shall meet the requirements of this section and Section 1022.2. Doors provided for egress purposes in numbers greater than required by this code shall meet the requirements of this section. Means of egress doors shall be readily distinguishable from the adjacent construction and finishes such that the doors are easily recognizable as doors. Mirrors or similar reflecting materials shall not be used on means of egress doors. Means of egress doors shall not be concealed by curtains, drapes, decorations or similar materials.		
CONDITION IN VIOLATION Provide locking device for 1st floor rear entry thobes for public security , back door (keep open) public safety required		
LOCATION		



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VIOLATIONS

PHILA. CODE § PM15-603.1	FINE AMOUNT \$300.00	SCAN QR CODE FOR HOW TO RESOLVE 
PHILA. CODE LANGUAGE All mechanical appliances, fireplaces, solid fuel-burning appliances, cooking appliances and water heating appliances shall be properly installed and maintained in a safe working condition, and shall be capable of performing the intended function.		
CONDITION IN VIOLATION Mechanical equipment laundry area bedding equipment not working		
LOCATION		

PHILA. CODE § PM15-604.3	FINE AMOUNT \$300.00	SCAN QR CODE FOR HOW TO RESOLVE 
PHILA. CODE LANGUAGE The electrical system at the premises constitutes a hazard to the occupants due to one or more of the following: inadequate service, improper fusing, insufficient receptacle and lighting outlets, improper wiring or installation, deterioration or damage, or for similar reasons, the defects must be corrected to eliminate the hazard.		
CONDITION IN VIOLATION Repair electrical panels electrical room , all panels are open		
LOCATION		

PHILA. CODE § A-301.1/51	FINE AMOUNT \$300.00	SCAN QR CODE FOR HOW TO RESOLVE 
PHILA. CODE LANGUAGE An electrical permit is required for the installation, alteration, replacement or repair of electrical wiring within or on any existing structure or premises.		
CONDITION IN VIOLATION Obtain a permit for wire alterations entire building		
LOCATION		



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VIOLATIONS

PHILA. CODE § A-301.1/4	FINE AMOUNT \$300.00	SCAN QR CODE FOR HOW TO RESOLVE 
PHILA. CODE LANGUAGE A building permit is required for the altering modifying, repairing or improving the interior portion of the structure.		
CONDITION IN VIOLATION Obtain construction permits for construction activity on 3rd floor		
LOCATION		

PHILA. CODE § 9-3905	FINE AMOUNT \$300.00	SCAN QR CODE FOR HOW TO RESOLVE 
PHILA. CODE LANGUAGE The owner of any structure that lacks the habitual presence of human beings who have a legal right to be on the premises, or at which substantially all lawful business or construction operations or residential occupancy has ceased within the past three (3) months, shall obtain a Vacant Structure License.		
CONDITION IN VIOLATION Obtain a vacant license for 16th floor area and secure area from public access as required		
LOCATION		



Failure to timely correct the violations listed above by or before the correction date listed above will result in the stated fine amount being imposed against you. The fines will be imposed on a per day basis for each violation that remains uncorrected AFTER the stated correction date. Phila. Code § A-601. If you timely correct each violation by the stated correction date, no fines will be due.

In addition to the fines listed above, failure to timely correct the violations will result in you being charged:

- Labor and material costs for any work performed by the City, such as a demolition; sealing of windows or doors; clearing of weeds, trash or debris; relocation expenses for removing occupants, costs associated with cease operations orders. Such costs are subject to an additional administrative fee of 21% (Phila. Code § A-503);
- An additional \$100 fee for repeat abatement work (Phila. Code § A-503.2); and
- Reinspection fees as follows: \$100 for the third inspection, \$200 for the fourth inspection, and \$350 for any additional inspections (Phila. Code § A-901.12.2).



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YOU HAVE THE RIGHT TO APPEAL THIS NOTICE. YOUR APPEAL MUST BE FILED BY 05/28/2023.

IF YOU DO NOT TIMELY FILE AN APPEAL THEN YOU WAIVE YOUR RIGHT TO LATER CHALLENGE ANY PART OF THIS NOTICE. This includes waiving your right to argue: whether the violations existed, whether you were responsible to correct the violations, whether you had enough time to correct the violations, whether the City should have abated the violations, and whether the City can impose fines, fees, or costs against you.

For more information on filing an appeal and/or to obtain the approved form visit the appeals section of the Department of Licenses and Inspections website at www.phila.gov/li or the Boards Administration Unit, 11th Floor Municipal Services Building, 1401 J.F.K. Blvd., Philadelphia PA.

Appeals of the Technical Codes, such as the Zoning Code and/or Fire Code, need to be submitted to the appropriate Technical Appeal Board such as the Zoning Board of Adjustment and/or the Board of Safety and Fire Prevention. For additional information call 215-686-8686.

IF YOU HAVE ANY LEGAL QUESTIONS YOU SHOULD CONSULT WITH AN ATTORNEY.

If you do not have an attorney, you can contact the Philadelphia Bar Association Referral and Information Line at 215-238-6333 to have an attorney referred to you. You can also find a list of legal aid service providers at <http://palegalaid.net/legal-aid-providers-in-pa>.



The Philadelphia Code may be found online for free at www.phila.gov under "Open government."

If you have any questions regarding this notice or would like to schedule a re-inspection, please contact: BRYAN CONAWAY Bryan.Conaway@phila.gov or the district office noted above.

ATTENTION: This is an important notice! For information in your language, call 215-686-8686

ATENCIÓN: ¡Este es un aviso Importante! Para recibir información en su idioma, llame al 215-686-8686

注意: 这是重要通知! 如果您需要以您的语言获得此信息, 请致电 215-686-8686

CHÚ Ý: Đây là thông báo quan trọng! Nếu bạn cần thư này bằng ngôn ngữ khác, vui lòng gọi 215-686-8686

주의: 중요 통지입니다! 이 서신을 귀하의 언어로 받고 싶으시면 215-686-8686번으로 전화하시기 바랍니다

توجہ فرمائیں: یہ ایک ضروری اطلاع نامہ ہے! ترجمے کی خدمات کے لیے 215-686-8686 پر کال کریں

ATTENTION : Cet avis est important ! Si vous avez besoin de cet avis dans une autre langue, appelez le 215-686-8686